179.0	0006	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,300 /	728,300
					USE VALUE:	728,300 /	728,300
					ASSESSED:	728,300 /	728,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
446		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONAGHAN MELISSA B	
Owner 2:		
Owner 3:		
Street 1:	446 APPLETON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,520 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 2117 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6520.000	297,400		430,900	728,300
Total Card	0.150	297,400		430,900	728,300
Total Parcel	0.150	297,400		430,900	728,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.06 | /Parcel: 344.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121834
GIS Ref
GIS Ref
Insp Date 08/16/18

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,400	0	6,520.	430,900	728,300	728,300	Year End Roll	12/18/2019
2019	101	FV	237,300	0	6,520.	424,800	662,100	662,100	Year End Roll	1/3/2019
2018	101	FV	225,900	0	6,520.	326,300	552,200	552,200	Year End Roll	12/20/2017
2017	101	FV	225,900	0	6,520.	307,800	533,700	533,700	Year End Roll	1/3/2017
2016	101	FV	225,900	0	6,520.	283,200	509,100	509,100	Year End	1/4/2016
2015	101	FV	212,200	0	6,520.	264,700	476,900	476,900	Year End Roll	12/11/2014
2014	101	FV	212,200	0	6,520.	243,800	456,000	456,000	Year End Roll	12/16/2013
2013	101	FV	212,200	0	6,520.	243,800	456,000	456,000		12/13/2012

!14111!

PRINT

Date	Time
12/11/20	03:59:21

LAST REV

Date	Time
08/23/18	10:19:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14111

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
INGENERE SAMUEL	24048-33		12/16/1993		130,000	No	No		A

USER DEFINED

Prior Id # 1:	121834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2016	83	Redo Bas	1,000		1/22/2016			add10x24 finished
9/10/2015	1303	Alterati	31,367		9/10/2015			Fill in under gara
12/18/2009	1261	New Wind	16,550					
2/27/1998	131	Dormers	30,000	C				FULL SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/12/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Meas/Inspect	345	PATRIOT
12/22/1999	Meas/Inspect	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6520		Sq. Ft.	Site		0	70.	0.94	6									430,919						430,900	

Total AC/HA: 0.14968 | Total SF/SM: 6520 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,919 | Spl Credit | Total: 430,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	1.01304197
Adj $ / SQ:	143.008
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365369
Depreciation:	67959
Depreciated Total:	297410

COMMENTS

OF = LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

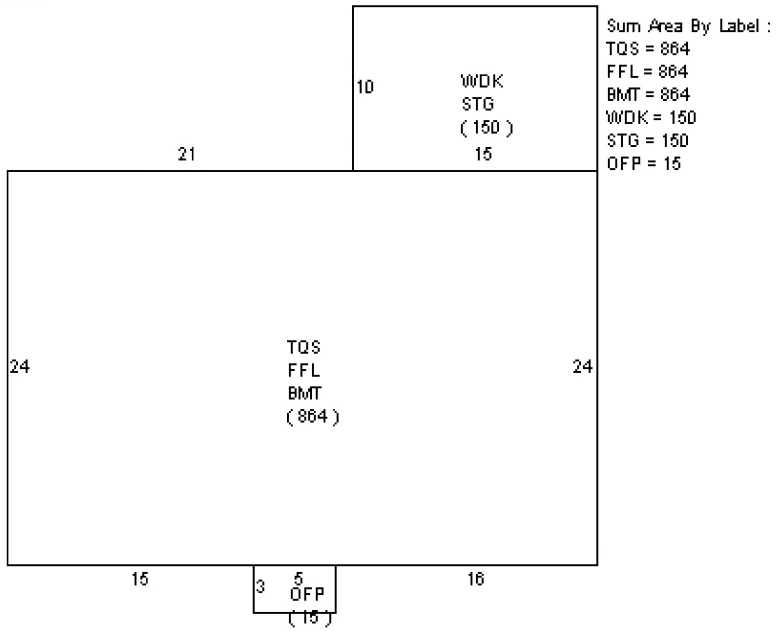
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.01
Special Features:	0	Val/Su Net:	110.52
Final Total:	297400	Val/Su SzAd	196.69

SKETCH



Sum Area By Label :
TQS = 864
FFL = 864
BMT = 864
WDK = 150
STG = 150
OFP = 15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	62.420	53,933
FFL	First Floor	864	143.010	123,559
TQS	3/4 Story	648	143.010	92,669
STG	Storage	150	7.430	1,114
WDK	Deck	150	12.830	1,925
OFP	Open Porch	15	44.570	669

Net Sketched Area:	2,691			Total:	273,869
Size Ad	1512	Gross Are	2907	FinArea	2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	